

Aspects and visions of geodesy and cadastre in Russia

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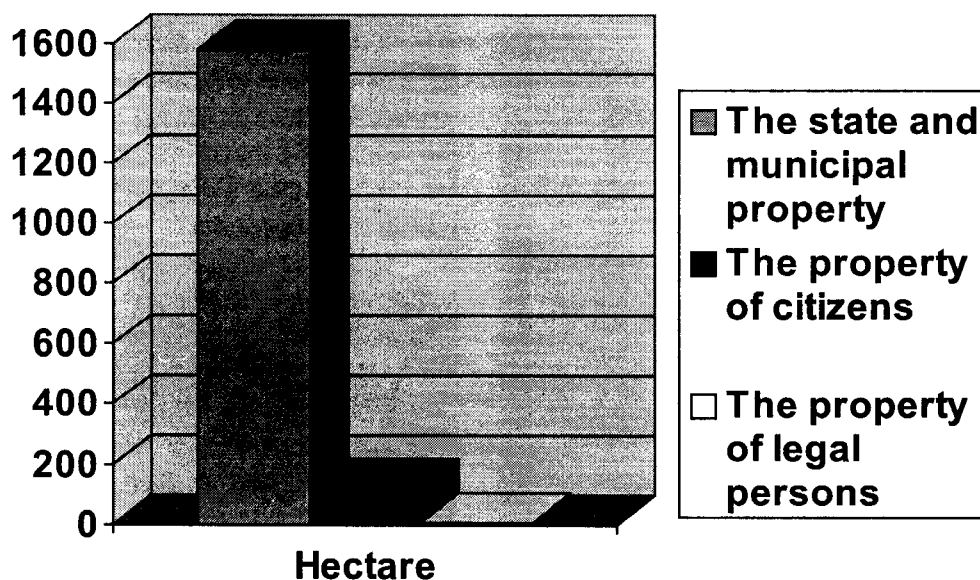
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Russia started the transition to market economy of 12 years back. New Federal authorities were organized. For formation of multistructure economy, rational use and protection of the lands in 1990 the State committee of RSFSR on land reform (Goskomzem Russia) was created. Now the committee is transformed into Federal service of a land cadastre of Russia (Roszemkadastr). For realization of a privatization and management of a state ownership in 1992 the State committee on management of property (Goskomimushestvo) is created. Now, this Ministry under property relations. (Minimushestvo).

For this small time interval in Russia there were big changes. The significant share of the enterprises of obtaining branches was privatized. Various patterns of ownership have appeared.

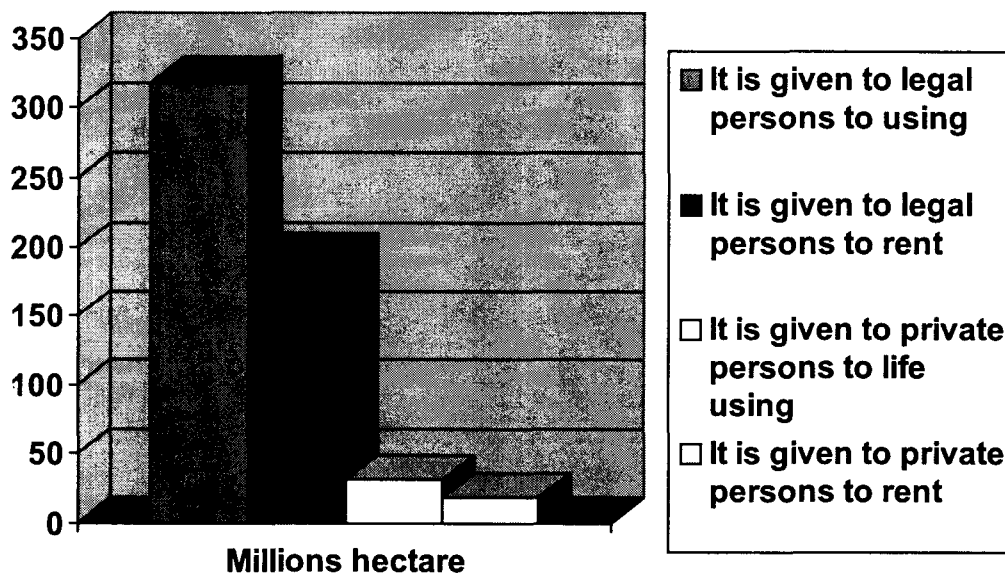
The Land of Russia within 70 years was in the exclusive property of the state. The constitution of the Russian Federation accepted December, 12 of 93 years, has restored the right of a private property on the land. Under the Russian legislation the proprietor possesses rights of possession, using and the order the property.

There Were significant changes in structure of land fund the countries caused by occurrence of variety of patterns of ownership. In the property of citizens, their associations and legal persons there is 129,1 million hegtar or 7,6 % of all lands. Overwhelming part of the lands of agricultural purpose now is in hands of individual proprietors.



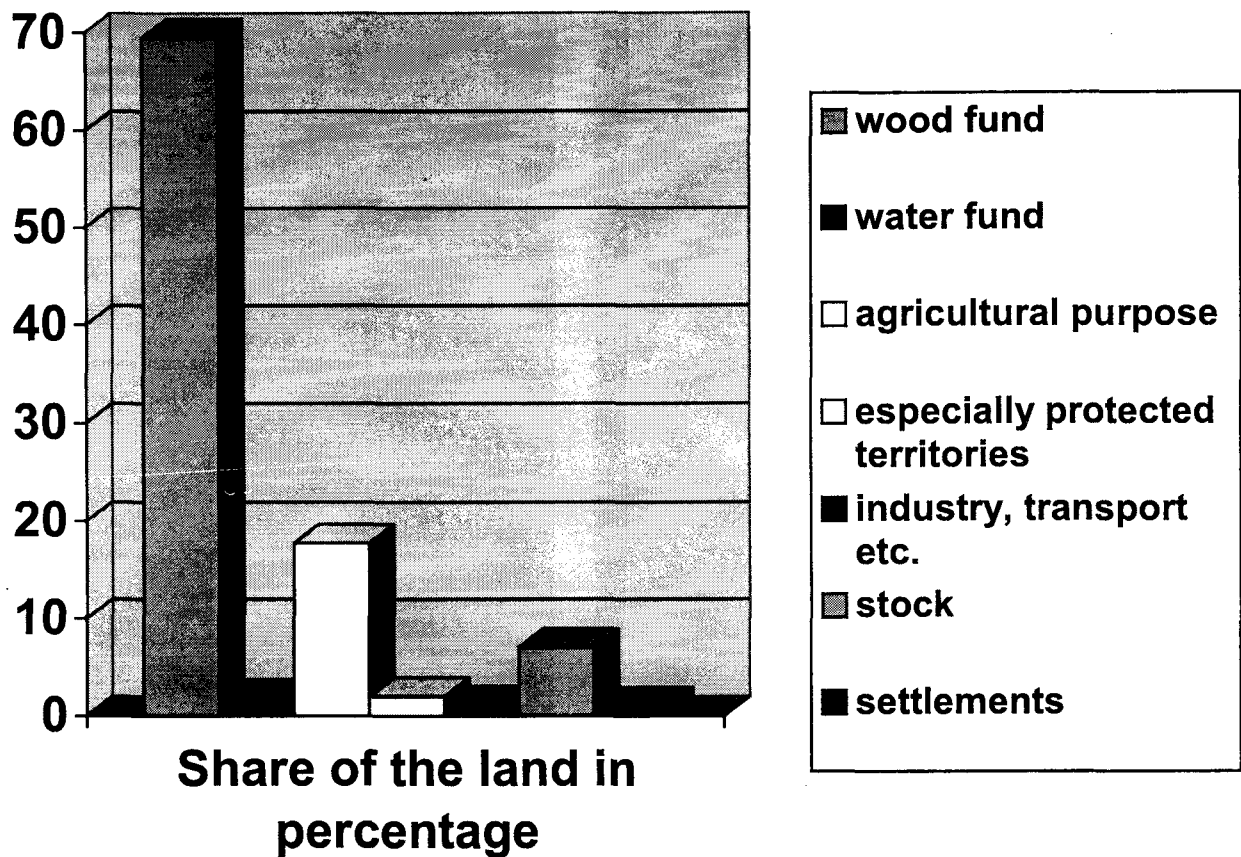
The share of the lands of the state and municipal property makes 92,4 %. Legislative and normative bases are not yet perfect. It does not allow to differentiate a state ownership on federal, municipal and the lands of subjects of federation. But the Federal law "About differentiation of a state

ownership on the land" is already accepted January, 17, 2002. A significant share of the state land it is given to the various organizations to time using (318,2 million hegtar, 8 million hegtar it is rented. 18,1 million hegtar is given citizens in life possession from the right of succession 30,9 mln.hegtar, in rent.



The responsibility for realization of actions for differentiation of the state lands is assigned on **Minimushestvo Russia. Roszemkadastr** and its territorial bodies will accept active participation in this work. The following order of actions is planned. **Minimushestvo Russia** makes the preliminary list of the land areas subject to reference to the property of the Russian Federation, subjects of the Russian Federation and municipal formations. Then this list affirms the Government of the Russian Federation. The state cadastral account of the land areas which are included in this list and the subsequent registration of rights to them in the Uniform state register of rights is carried out.

At the same time the state lands are subdivided into the following categories. The Land of wood fund - 69,4 %. The Land of water fund - 1,8 %. The Land of agricultural purpose - 17,7 %. The Land of especially protected territories - 2,0 %. The Land of the industry, transport etc.-1,1 %. The Land of a stock - 7,0 %. The Land of settlements - 1,0 %.



Now, it is already possible to tell. Land transformations have resulted in creation new land building in Russia which is characterized:

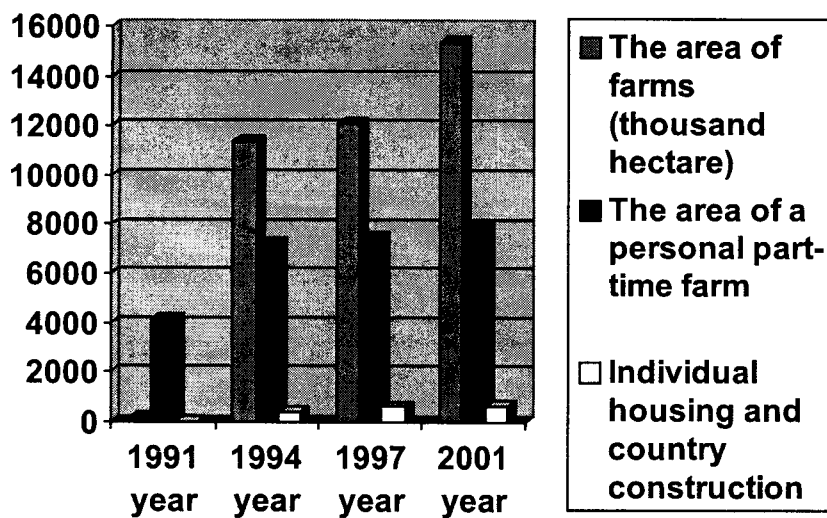
Variety of patterns of ownership on the land;

Liquidation of the state monopoly to the land and redistribution of the lands for the benefit of citizens;

Introduction of a payment for the land;

Presence of a private property on a significant part of the agricultural lands and the generated layer of country facilities.

More than 40 million citizens of the country was received with the land areas in the property. Let's result the diagram of change of quantity of private proprietors of the land areas.



Occurrence of huge number of new land owners has demanded basic changes in sphere of land relations, has put a lot of complicated problems before the government. Major of them is realization of the state land policy directed on the organization of rational use of the lands in view of variety of patterns of ownership.

Management of land resources not probably without the full information on object of management. Such information contains in systems of state land cadastre (GZK), as a rule, carrying out two basic functions: legal and fiscal. Legal function of a land cadastre provides registration and protection of rights of land owners, and fiscal - fair and full of the taxation of the lands and other real estate.

In August, 1996. The government of the Russian Federation has ratified the Federal target program " Creation of the automated system of conducting the state land cadastre ". The program provided creation of normative legal base of a land cadastre, development of system and technical projects of system, a complex of software, inventory of the lands, preparation and retraining of personnel. It was planned, that by the end of 2000 the system basically will be created and will begin to function in an operating conditions.

However Federal the Assembly has accepted the new Land code only in 2001 year and changes were brought in the law " About the state land cadastre ".

One of key problems of maintenance of effective functioning system of a land cadastre is formation of appropriate organizational structure.

In subjects of the Russian Federation " Land cadastral chambers " as federal official bodies have begun to be formed. The basic purpose of activity of such establishments conducting a land cadastre including rendering to the population of the state services connected to this activity should be. In each subject of the Russian Federation one establishment having the branches and representations in the regional centres and large cities functions.

The problem of creation of uniform state system of the account of the real estate is now put. The real estate is considered as a uniform property complex (land and building). Preparation of the Federal law on uniform system of the state account of the real estate is stipulated. Responsible for preparation of a bill and its representation in the Government of the Russian Federation in November, 2001 the Ministry of property relations of the Russian Federation is appointed.

The government of the Russian Federation has charged Minimushestvo to Russia and Roszemkadastry to develop the Federal target program "Creation the automated system of conducting the state land cadastre and the state account property". In October, 2001 the program was authorized also its realization will be carried out in 2002 - 2007.

The Purpose of the Program is creation of the automated system of conducting the state land cadastre and the state account of objects of the real estate, their involving in a civil revolution and stimulations of investment activity in the market of the real estate.

To number of the major actions which are carried out within the framework of the Program, concern:

- Development and perfection of Legal and methodical base, reforming and regulation of land and property relations;
- Creation of the automated system of conducting the state cadastre of the real estate;
- Differentiation of a state ownership on the land on the property of the Russian Federation, the property of subjects of the Russian Federation, the property of municipal formations;
- Creation of the automated control system by the federal real estate, reforming and regulation of land and property relations;
- Preparation and retraining of personnel.

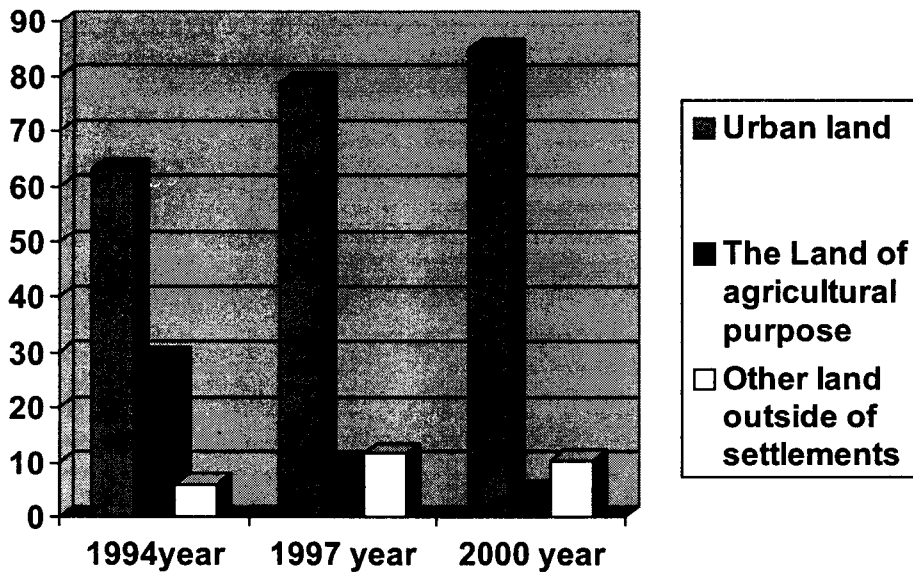
Creation of effective system of the state land cadastre is connected to land maintenance. Works will be carried out by the state enterprises and private persons. It is supposed to use local systems of coordinates with satellite binding to the state geodetic network. The database of borders of subjects of Federations, borders of the land areas is created.

But now tool measurements for delimitation of sites are made seldom. Too big amount of works. Therefore received камеральные the data consider preliminary. In process of performance of field works it is supposed coordinates Boundary points.

For delimitation of subjects of Federation it is supposed to use digital and analog maps of scale 1:100000. It is supposed to calculate the area of the Russian Federation a method of approximation of forms of a relief set of spatial triangles. The final area will be determined, how the sum of the areas of triangles. Accuracy of definition of the area of the Russian Federation is expected to be received 40-50 sq. km.

One of the basic purposes of conducting a cadastre is its fiscal component. Its regulation is carried out with the help of the law "About a payment for the land". the Tax code and normative legal acts of subjects of the Russia Federation. Means from the Land tax and a rent for the land act in all levels of budgets of the country. From them in the Federal budget it is sent 15-20 %. Subjects of Federations receive about 15 %. Regions receive 65-70 %. In 2000 the total sum of the land payments which have acted in all levels of budgets of Russia, has made 24,8 billion roubles. Of 56 % have made payments of the land tax of them, 44 % a rent.

Dynamics of receipts of land payments is shown on the diagram. 85 % of payments in 2000 acts from cities and settlements. The Land of rural purpose have brought only 4,6 %. Other lands outside of feature of settlements - 10,4 %.



Thus, payments for the land in cities sharply grow, and in a countryside decrease.

Working system of the taxation of the lands was generated in the transitive economic period. Therefore, sometimes, rates of the land tax in 10-100 times of below contractual rent. Further it is supposed to use market cost of the land and the real estate at the taxation.

In the conclusion it is necessary to note, that market reforms in Russia pass successfully enough. The real estate is one of the basic resources of the state. Efficient control the real estate is necessary for the further economic development. Accepted in the last time laws are directed on creation of an effective control system by the real estate. For realization of such management many federal authorities are involved. Now it is necessary to coordinate their actions and to take into account experience of other countries.